

MINUTES OF THE REGULAR MEETING OF APRIL 26, 2018

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, April 26, 2018 in the County Council Chamber, Sussex County Administration Office Building, Georgetown, Delaware.

The meeting was called to order at 6:00 p.m. with Chairman Ross presiding. The following members of the Commission were present: Mr. Martin Ross, Ms. Kim Hoey-Stevenson, Mr. Doug Hudson, Mr. Keller Hopkins, Mr. Robert Wheatley, with Mr. Vince Robertson – Assistant County Attorney, Ms. Janelle Cornwell – Director, Mrs. Jennifer Walls – Planning Manager, and Samantha Bulkilvish – Planner I.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to approve the Agenda as amended. Motion carried 5-0.

Motion by Ms. Stevenson, seconded by Mr. Wheatley, and carried unanimously to approve the Minutes for April 12, 2018 as submitted. Motion carried 5-0.

OLD BUSINESS

2017-19 Headwater Cove – Carlton Simpler and Bryton Simpler Farm, LLC

This is a cluster subdivision. The cluster subdivision is to divide 81.99 +/- acres into one hundred sixty-three (163) single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is located on the south side of Dorman Rd. and east of John J. Williams Hwy. (Rt. 24). Tax Parcel: 234-11.00-58.00, 66.00 & 66.01 Zoning District. AR-1 (Agricultural Residential District).

The Planning Commission discussed the application which had been deferred since April 12, 2018.

Ms. Stevenson moved that the Commission grant Preliminary Approval for Subdivision 2017-19 for Headwater Cove – Carlton Simpler and Bryton Simpler Farm, LLC based upon the record made during the Public Hearing and for the following reasons:

1. The Applicant is seeking approval of a clustered subdivision within the AR-1 zone. The Applicant is seeking clustered lots with a minimum area of 7,500 square feet.
2. The proposed subdivision will have no more than 163 lots on 81.99 acres. This results in a density which is permitted in the AR-1 zone.
3. A subdivision on this site will not have an adverse impact on the neighboring properties or area roadways.
4. The proposed subdivision meets the purpose and standards of the Subdivision Code, and the applicant has addressed the requirements of Section 99-9C of the Code.
5. I am satisfied that this project is a superior design under the cluster subdivision ordinance. It provides approximately 40.6 acres of open space, which includes about 28 acres of active and passive open space and the preservation of about 12 ½ acres of wooded uplands and wetlands. Also, a majority of the lots back up to open space of some form. This open space also allows for the preservation of 25.42 acres of undisturbed forested areas.
6. The project will be served by central water and sewer.
7. The development complies with the Sussex County Comprehensive Plan as a low density, single family dwelling subdivision.

8. This preliminary approval is subject to the following:
 - A. There shall be no more than 163 lots within the subdivision.
 - B. The Applicant shall form a homeowners' association to be responsible for the maintenance of streets, roads, buffers, stormwater management facilities and other common areas.
 - C. The stormwater management system shall meet or exceed the requirements of the State and County. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
 - D. All entrances and roadway improvements shall comply with all of DelDOT's requirements.
 - E. The Applicant shall maintain as many existing trees as possible. The undisturbed forested areas shall be clearly shown on the Final Site Plan.
 - F. A forested or landscaped buffer of at least 20 feet in depth shall be installed along the entire perimeter of the project. The Final Site Plan shall contain a landscaped plan for these areas.
 - G. No wetlands shall be included within any lots. Also, as proffered by the Applicant, there shall be a buffer of at least 50 feet between the lots and any wetland.
 - H. The subdivision shall be served by a central sewer system.
 - I. The subdivision shall be served by a publicly regulated central water system providing drinking water and fire protection.
 - J. Street design shall meet or exceed Sussex County standards.
 - K. A school bus stop shall be provided. The developer shall coordinate and cooperate with the local school district's transportation coordinator to establish the school bus stop area with off-street parking. The location of the bus stop area shall be shown on the Final Site Plan.
 - L. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
 - M. The Final Site Plan shall provide for possible future interconnectivity with the adjacent parcel in the vicinity of the proposed pool parking lot area.
 - N. Deliveries of dirt, fill or other similar materials shall only be made to or from the site between the hours of 8:00 a.m. through 5:00 p.m., Monday through Friday.
 - O. A revised Preliminary Site Plan either depicting or noting these conditions must be submitted to the Office of Planning and Zoning.
 - P. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by Ms. Stevenson, seconded by Mr. Wheatley and carried unanimously to grant Preliminary Approval with Final Site Plan approval by Planning and Zoning Commission. Motion carried 5-0.

C/U #2120 PJM Properties, LLC

An Ordinance to Grant a Conditional Use of Land in an AR-1 Agricultural Residential District to Amend Conditions of Approval for Conditional Use No. 1106 to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, Containing 5.706 acres, more or less. The property is lying on the northeast side of Williamsville Road approximately 2,476 feet southeast of Lighthouse Road (Rt. 54). 911 Address: Not Available. Tax Map I.D. 533-19.00-287.02

The Planning Commission discussed the application which has been deferred since April 12, 2018.

Mr. Hudson moved that the Commission grant approval CU #2120 for PJM Properties, LLC for an amendment to conditions imposed as part of Conditional Use #1106, for outside boat storage, marine engine repair and boat painting, based upon the record made during the public hearing and for the following reasons:

1. Conditional Use #1106 was approved by Ordinance #1028 on May 23, 1995 to permit a boat storage yard, marine engine repair and boat painting.
2. Although the entire property consisted of 5.706 acres, the prior approved limited the site to only 108 boat storage sites.
3. Since 1995 the area has continued to develop, with more recreational boaters, in the area than ever before. This includes the nearby Americana Bayside, a restricted residential development that limits on-site boat storage. As a result, the business has continued to grow, and more boat storage sites are needed.
4. The ongoing use has not adversely impacted nearby residents or roadways, and no parties appeared in opposition to this request to expand the prior conditional use.
5. Based on these reasons, it is appropriate to amend Condition #5 of Conditional Use #1106 and Ordinance #1028 to allow an additional 5000 square foot boat repair building that may exceed one story or thirty feet in height, up to the height limit permitted in the AR-1 zone.
6. It is also appropriate to amend Condition #8 of Conditional Use #1106 and Ordinance #1028 to allow no more than 300 boat storage sites and expanding the area of these sites onto the additional areas of the 5.7 acre site that are not currently being used.
7. The other conditions of Conditional Use #1106 and Ordinance #1028 shall remain in effect.
8. A revised Final Site Plan shall be submitted in accordance with these amendments for review and approval by the Sussex County Planning and Zoning Commission.

Motion by Mr. Hudson, seconded by Ms. Stevenson and carried unanimously to forward this application to the Sussex County Council with a recommendation that the application be approved for the reasons stated. Motion carried 5-0.

C/Z #1848 R. Keller and Joann Hopkins

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 22.53 acres, more or less. The property is lying at the southeast corner of E. Redden Rd. and DuPont Blvd. 911 Address: 18864 E. Redden Rd., Georgetown. Tax Map I.D. 135-6.00-10.00

The Planning Commission discussed the application which has been deferred since April 12, 2018.

Mr. Wheatley moved that the Commission recommend approval of CZ #1848 for R. Keller Hopkins and Joann Hopkins for a Change in Zone from AR-1 to CR-1 based upon the record made during the public hearing and for the following reasons:

1. The site is along U.S. Route 113 at the signalized intersection with Redden Road. This location is appropriate for CR-1 zoning.
2. Route 113 is designated as a Major Arterial Road, which is an appropriate location for

CR-1 Zoning.

3. The site is in an area where other Commercially-zoned properties exist, including properties adjacent to and immediately south of the site. The CR-1 zoning will be consistent with the area zoning.
4. The proposed use will not adversely affect neighboring or adjacent properties or roadways.
5. The applicant will be required to meet or exceed all DelDOT requirements.
6. CR-1 Zoning is appropriate, since the County Zoning Code states that the purpose of such zoning is to provide for a wide variety of commercial and service activities generally servicing a wide area, and that such uses should be located along existing major thoroughfares where a general mixture of commercial and service activities now exist. In this case, the rezoning along U.S. Route 113 falls within the stated purpose of the CR-1 district.
7. No parties appeared in opposition to this rezoning, and a neighbor testified in favor of the rezoning.
8. Any future development of the property will require thorough site plan review and approval by the Sussex County Planning & Zoning Commission.

Motion by Mr. Wheatley, seconded by Mr. Hudson and carried unanimously to forward this application to the Sussex County Council with a recommendation that the application be approved for the reasons stated. Motion carried 4-0. Mr. Hopkins recused himself from the discussion and vote.

PUBLIC HEARINGS

Mr. Robertson described how the public hearings are processed.

2018-2 Outer Banks North & Outer Banks South – Edge Marine, LLC

This is a cluster subdivision to divide 32.68 +/- acres into 49 single family lots to be located on a certain parcel of land lying and being in Lewes and Rehoboth River Hundred, Sussex County. The property is lying on the southwest corner of intersection Jimtown Road and Robinsonville Road. Tax Parcels: 334-11.00-5.02 and 334-11.00-5.03 Zoning District. AR-1 (Agricultural Residential District).

Ms. Cornwell advised the Commission that submitted into the record were an exhibit booklet, subdivision plan, comments from Sussex Conservation District, Delaware Electric Co-op, Office of State Fire Marshal, Sussex County Mapping and Addressing Department, Sussex County Engineering Utility and Planning Division and Public Works Department.

The Commission found James Fuqua, Attorney with Fuqua, Willard, Stevens and Schab, owner Blake Thompson, and Zac Crouch with Davis, Bowen and Friedel were present on behalf of the application; that Mr. Fuqua stated this is an application for an AR-1 cluster subdivision with 49 single family lots and a recreational area on a parcel of land containing 32.67 acres; the parcel is adjacent to Robinsonville Road and Jimtown Road; that the surrounding area consists of Agricultural land, woodland and residential developments; that there are a number of subdivisions in the area; that the land is located in the ESDA as described in the Comprehensive Plan and is a permitted use; that the subdivision will be served by Tidewater Utilities Inc. for water and is located in the County sewer area; that they will connect to a pump station and will provide an easement to the pump station; that there are 7.38 acres of wetlands on the site; that the

wetlands are located on the northern portion of the site; that there will be a minimum buffer of 50 feet between any lot lines and Goslee Creek and a voluntary buffer of 30 feet provided between any lot lines and the non-tidal wetlands; that there are no lots in the floodplain; that they will comply with all stormwater management regulations; that they will use Best Management Practices for stormwater management; that there are no endangered species or historical features on the site; that Applicant will be required to pay an aerial wide study fee in lieu of a TIS and also will construct roadway improvements to Jimtown Road resulting in 10' to 11' travel lanes in each direction, provide five foot shoulders along Jimtown Road, provide a 15' easement on Jimtown Road dedicated to DelDOT, provide a 15' easement on Robinsonville Road with a multimodal path in the easement and ensure there will be no vehicular connection between the developments but provide a 20' trail between the sites; that the density is 1.50 lots per acre with 49 lots and even if you deducted all the wetlands the density will still be under 2 lots per acre; that they will have a landscape plan showing the trees; that there will be a 20' buffer between the easement and the property lines; that they will provide a pool house and clubhouse with trails; that there will be pedestrian and bike access to Coastal Club; that the open space contains 16.48 acres which is approximately 50% wetlands; that 14 acres which 43% will remain wooded; that there will be sidewalks on one side of the streets with street lights; that the southern section has a stub street capable to interconnectivity to the adjacent property; that the development will be constructed in two phases; that the pool house and club house will be required to be completed by the 20th building permit; that the subdivision will have an HOA; that the minimum lot is 10,000 square feet and the average lot size is 11,000 square feet; that there will be a bridge over the creek with the proper permits; that there could be a possible emergency access off of Robinsonville Road; that Mr. Thompson stated the pool will be a swimming pool with regulation length; that the club house will have bathroom and a storage area; that they will contact the Post Office in reference to a mailbox location: that the northern section is the old Coastal Club Equestrian Center and a 29 lot subdivision that never got a final approval; and that they will look into a bus stop and parking area near the bus stop.

The Commission found that no one spoke in favor of or in opposition to the application.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Mr. Hopkins, seconded by Ms. Stevenson and carried unanimously to defer action for further consideration. Motion carried 5-0.

C/U #2124 Jeri Berc

This is an Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an Agricultural Educational Facility with Commercial Kitchen to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 3.9785 acres, more or less. The property is lying on the west side of Hudson Road approximately 400 feet south of Eagles Crest Road. 911 Address: 16040 Hudson Road, Milton. Tax Map I.D. 235-22.00-424.00

Ms. Cornwell advised the Commission that submitted into the record were a site plan, results from DelDOT, comments Sussex Conservation District, staff analysis, letters in favor of and in opposition to the application.

The Commission found Jeri Berc was present on behalf of the application; that Ms. Berc stated she would like to run a non-profit on a 4 acre parcel where she resides and possibly have a

commercial kitchen in the future to prepare food grown on site to be sold offsite; that she is to provide agricultural education to a person with disabilities and people with autism or developmental disabilities; that she is working to establish educational programs with the Consortium for Children with Autism in the Cape Henlopen School District and with Community Integrated Strategies (CIS); that in 1995 she purchased the property and planted an edible landscape; that she has added honey bees and now lives on the property; that she has retired from the USDA; that she has degrees in biology and soil science; that she is a certified landscape designer and manager; that she has had students come and see what is happening on the site and tours; that she has established the Long Life Institute as a nonprofit 501-C(3) non-profit entity; that the property is deeded in trust to the entity; that the purpose of the kitchen is to allow students to process food; that if approved a commercial kitchen will be constructed into another facility on Sweetbriar Road and she will look into using that facility instead of building her own commercial kitchen; that the intent is to grow, process, sell and work with students to learn these things; that there will be no food service delivery; that there will only be four to five students on site; that there may be opportunities for classes of up to 20 to come to the site to pick berries or pears; that the deed does allow for six animals; that she has two horses in a maintained pasture, grows hay, has two chickens for eggs, one bee hive, fruit trees and nut trees; that people can learn about sustainable horticulture and agriculture processes like rainwater collection; that there is four to five students most days with aides and sometimes there are larger groups to tour if they are interested; that at the maximum to date she has had ten people visit on site; that there is a long driveway and parking is available; that she does not expect a lot of cars; that she would like to do Milton Garden Tour; that she will follow school hours; that a tractor is used two times a year to mow the hay; that she does not have early hours; that an existing 760 square foot cottage would house the commercial kitchen; that the cottage would have to be updated with septic and water system; that there is ability to turn around on the site; that they will process products such as blackberry jam, pear sauce, tomato sauce, dehydrating fruit and veggies; that there is no road side stand and there is a deed restriction preventing onsite sales; that she has no intention to feed people or have a shelter; and that the use of the kitchen is only to process the food grown on site and be able to be sold offsite.

The Commission found that Diana Bahri, spoke in favor to the application; that Ms. Bahri stated her son volunteered on the site for several years and she has helped him a lot; she has taught him how to take care of the land; that her son is very grateful for what he has learned; and that Ms. Berc is a good person, knowledgeable and selfless.

The Commission found that Ed Coviello, Robert Smith, Deborah Spellman, John Gardoski, John Doran, Carolyn Burgess, Danica Paul, George Grose, Stephanie Smith, and Archie Holden spoke in opposition to the application; that Mr. Coviello stated that Ms. Berc is his neighbor; that he doesn't know what she intends to do; that they don't need this operation in the area; that they are paying for new schools going up in the area; that the buses will not be able to turn around on the site; that they need bathrooms on the site; that this is not a benefit to kids or others; that this should be done at schools; that Mr. Smith stated he has not seen a detailed educational plan; that the Consortium will have kitchens available in the new building and maybe Ms. Berc could look into using the kitchen at the other facilities without having a commercial kitchen onsite; that he has concerns with the future of the non-profit; that there is no mission or Board of Directors to guide the nature of the project; that screening around the property would be good; that Ms. Berc stated she talked to the coordinator and they don't expect a large bus; that Ms. Spellman stated this parcel is part of Cripple Creek and the restrictions state there shall be no customer traffic from the business; that this is a noble cause and a good farm; that it is a good project; that Ms.

Berc is using a neighbor's parcel for the horses; that Mr. Gardoski stated he has issues with the look of the site; that he has concerns with liability; that parking is an issue; that he has been there since 1970 and one of the buildings is on his property as well as a portion of the driveway; that the condition of the buildings is poor; that Mr. Doran stated he thinks this is a wonderful thing but not a good plan; that Ms. Burgess stated she had concerns with approving a dream and there is no plan; that she is concerned that the buildings are not properly permitted; that Ms. Paul stated she has a view of the property and Ms. Berc is not maintaining the upper acre of the land; that she is keeping the horses on the parcel adjacent to her property; that the parcel is not as big as she thinks it is; that Mr. Grose stated he has concerns about the kids visiting her facility getting into pools and near the bees; that Ms. Smith stated they should consider an assessment of the project; that she questions the need for this use; that there should be conditions on it; and that Mr. Holden stated this should not be in a residential area.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Ms. Stevenson, seconded by Mr. Wheatley, and carried unanimously to defer action for further consideration. Motion carried 5-0.

C/U #2125 RS CORDREY FARMS, LLC

This is an Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a Landscape Business, Sale and Storage (Extension of Conditional Use No. 1242) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 10.0011 acres, more or less. The property is lying on the northeast side of Cordrey Road, approximately 0.3 mile southeast of Mount Joy Road. 911 Address: Not Available. Tax Map I.D. 234-28.00-59.00 (portion of) and 234-28.00-60.00 (portion of)

Ms. Cornwell advised the Commission that submitted into the record were an exhibit booklet, comments from the Sussex Conservation District, staff analysis and a site plan.

The Commission found James Fuqua, Attorney with Fuqua, Willard, Stevens, and Schab, was present on behalf of the application; that Mr. Fuqua stated this is a request to use a 10 acre parcel for sales and storage related to a landscaping business and nursery; that the business already exists and this would be an extension to Conditional Use #1242; that across the street from the 10 acres is the landscaping business; that the use is to be an extension for additional storage; that the properties are zoned AR-1; that most uses are permitted and the conditional use will address the products not grown on the site; that the Conditional Use was approved in 1998 and has grown; that over time the business has grown and the demand has grown; that they have over 100 employees; that the expansion of the Conditional Use on the 16 acres to the 10 acres site will be the same type of activity; that there were no conditions with the original Conditional Use and would like no new conditions to avoid any issues; that the Cordrey's own the surrounding lands; that this is needed and desirable; and that they will keep as is but across the street.

The Commission found that no one spoke in favor or in opposition to the application.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Mr. Hopkins, seconded by Mr. Wheatley, and carried unanimously to defer action for further consideration. Motion carried 5-0.

OTHER BUSINESS

Peninsula Lakes Amenities (RPC)

Revised Amenities Plan

Ms. Bulkilvish advised the Commission that this is a Revised Amenities Plan for Peninsula Lakes Residential Planned Community for the removal of a fence separating the amenities from lots 499-502 and 152-157. The parcel owners asked that the fence be removed as a few of them have their own fence. Tax Parcel ID: 234-29.00-1837.00. Zoning District Medium Residential Planned Community (MR-RPC). Staff are in receipt of all agency approvals.

Motion by Mr. Hopkins, seconded by Mr. Hudson, and carried unanimously to approve the revised amenities plan. Motion carried 5-0.

Lopez Vehicle Repair and Sale Expansion (CU 2097)

Revised Site Plan

Ms. Bulkilvish advised the Commission that this is a Revised Site Plan for Lopez Vehicle Repair and Sales (CU 2097) for the expansion of an existing vehicle repair shop to include 29 parking spaces for display of vehicles and 17 spaces for employee and automobile service and repair parking. Tax Parcel ID: 133-2.00-21.00. Zoning District is Agricultural Residential (AR-1). Staff are in receipt of all agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to approve the revised site plan and final site plan. Motion carried 5-0.

Route Nine Enterprises (S-18-12)

Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for Route Nine Enterprises for a 1,920-sf. commercial building with parking. A waiver to allow parking in the front yard setback has been requested. Tax Parcel ID: 135-16.00-10.00. Zoning District is General Commercial (C-1). Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Wheatley, and carried unanimously to approve the preliminary site plan with final approval subject to staff upon receipt of all agency approvals. Motion carried 5-0.

Seagrove (S-18-16)

Preliminary Amenities Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Amenities Plan for Seagrove Subdivision (2005-95) to include a clubhouse, pool, pickle ball courts, fire pit, bocci courts and a 39-space parking area and other site improvements. Tax Parcel ID: 134-11.00-169.00 & 167.00. Zoning District is Agricultural Residential (AR-1). Staff are in receipt of all agency approvals.

Motion by Mr. Hudson, seconded by Mr. Hopkins, and carried unanimously to approve the preliminary amenities site plan and final site plan. Motion carried 5-0.

Little Einstein's Expansion (S-18-17)

Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for Little Einstein's Pre-School, LLC. for the construction of a 7,200-sf. building, parking area and other site

improvements. A waiver to allow a portion of the parking to be within the front yard setback has been requested. The Board of Adjustment approved a Special Use Exception on August 7, 2017 for a child-care center. Tax Parcel ID: 135-15.00-38.00 & 38.01. Zoning District is General Commercial (C-1). Staff are in receipt of all agency approvals.

Motion by Mr. Wheatley, seconded by Mr. Hudson, and carried unanimously to approve the preliminary site plan and final site plan. Motion carried 5-0.

Lands of Layton

Minor Subdivision off 50 ft. easement

Ms. Bulkilvish advised the Commission that this is a minor subdivision for the creation of two lots, one measuring 1.033 acres +/-, and the other measuring 1.276 acres +/- with residual lands measuring 15.238 acres +/- off a 50' easement over an existing driveway off of Shawnee Rd. Tax Parcel ID: 130-8.00-44.00. Zoning District is Agricultural Residential (AR-1). Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hudson, and carried unanimously to approve the minor subdivision off 50 ft. easement with final site plan subject to staff upon receipt of all agency approvals. Motion carried 5-0.

ADDITIONAL BUSINESS

The Commission held a discussion the Commission District alignment do with the Council districts; that the Commission districts originally aligned with Councilmanic districts; that back in the 2000's the district with Milton and Lewes had 75 percent of all the applications that they tried to divide up the work on the eastern side; that they changed all five of the Commission district lines; that there are no restrictions in the Rules, Title 9, or County Code about the district lines; that the districts are established to address who will coordinate and take the lead on each matter so people knew who to talk to; that it was confusing for the Council Members and the Public; and that they may review in six months after the Council districts are adopted.

The Commission held a discussion about the Rules of Procedure; that the consent agenda will remain in the Rules and be available as a tool if needed; that 2.3 needs to follow FOIA for clarity; that 3.3 to clarify the estate owner; that 4.2 and 4.3 is to clarify the subject to a FOIA complaint; that 8.3 will update the technology; that 15.5 does match the Zoning Code; that Mike Johnson stated the discussion regarding the consent agenda is a good idea; and that Walt Trele stated about the notification within 200 feet of the property that is the subject property.

Meeting adjourned at 8:46 p.m.